

TURNPIKE COMMERCE CENTER

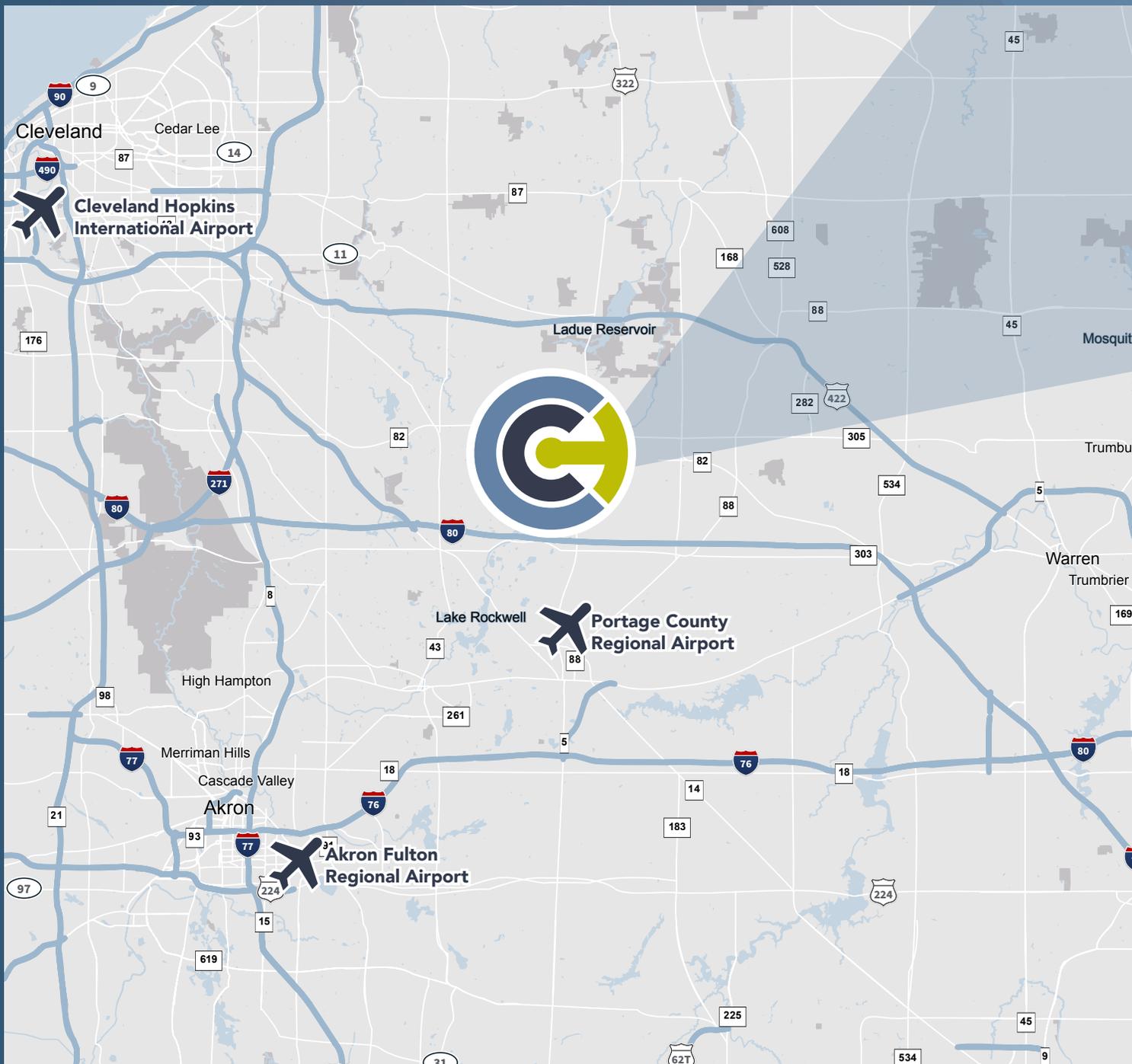
OVER 300 ACRES AVAILABLE WITH IMMEDIATE ACCESS TO I-80

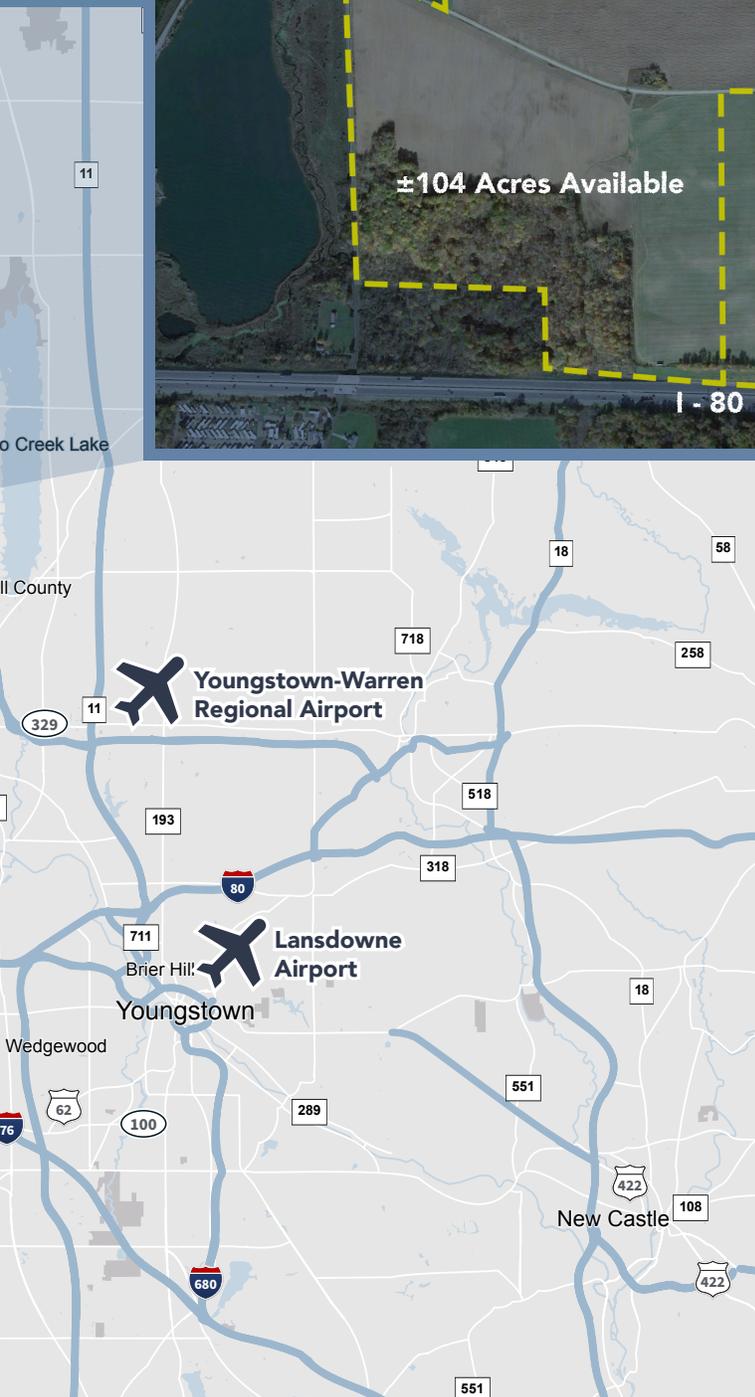
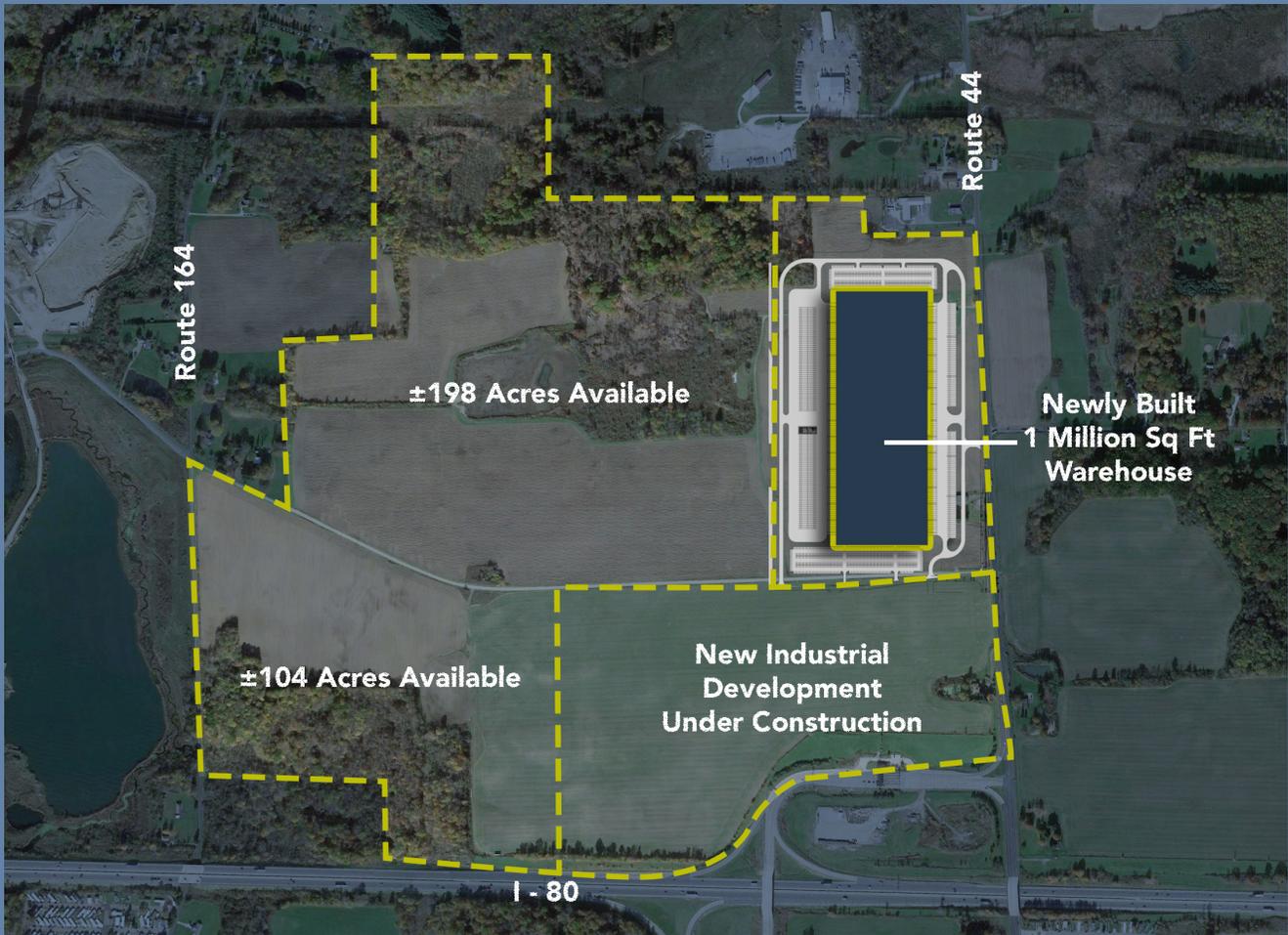
STATE ROUTE 44 & OHIO TURNPIKE ROUTE 80
SHALERSVILLE, OH 44255



Prime I-80 Access

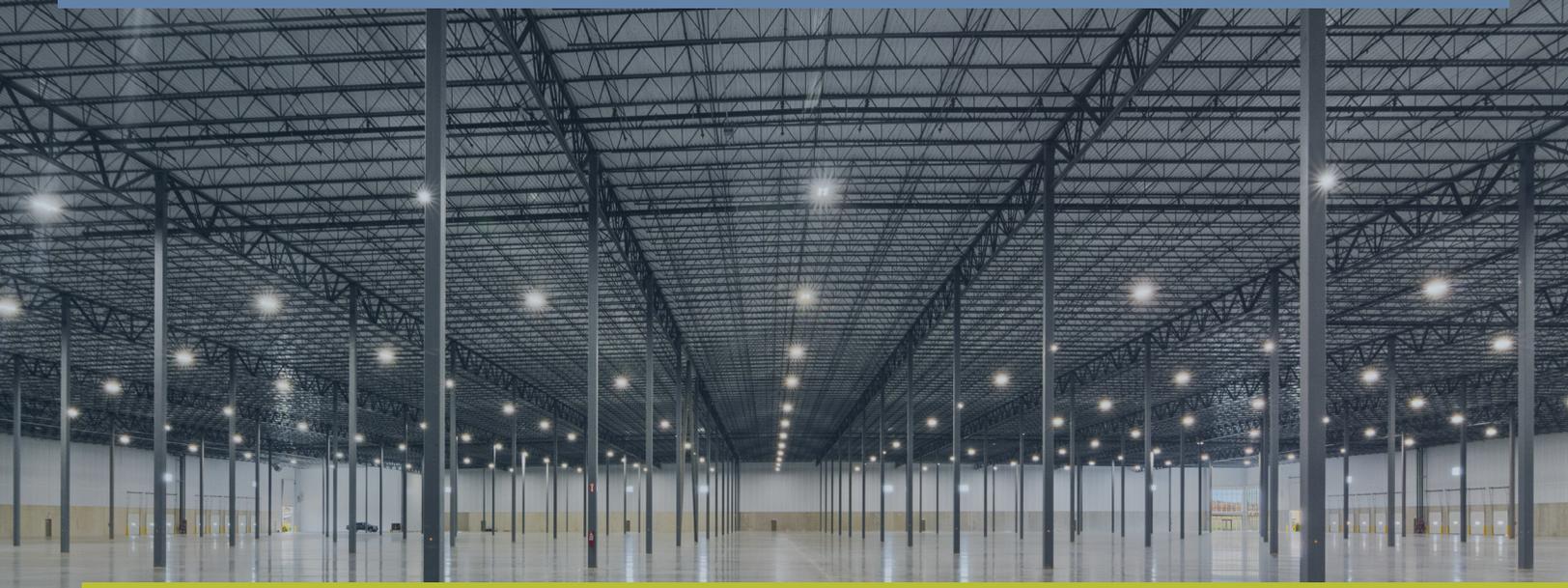
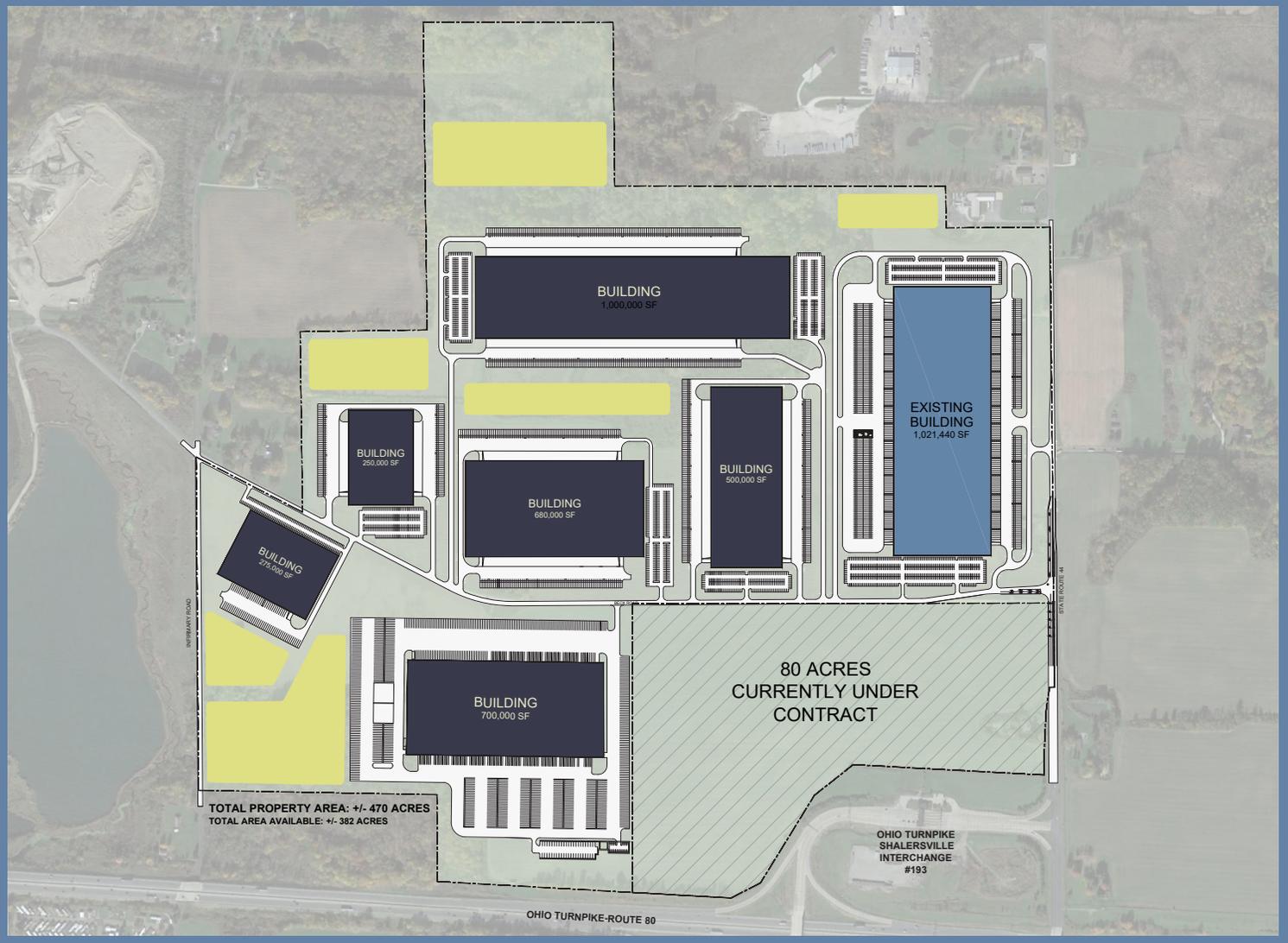
Positioned **less than 0.3 miles** from the Ohio Turnpike/I-80, Turnpike Commerce Center will provide **optimum highway accessibility** in a heavily populated area - approximately 7.7 million people within 100 miles.





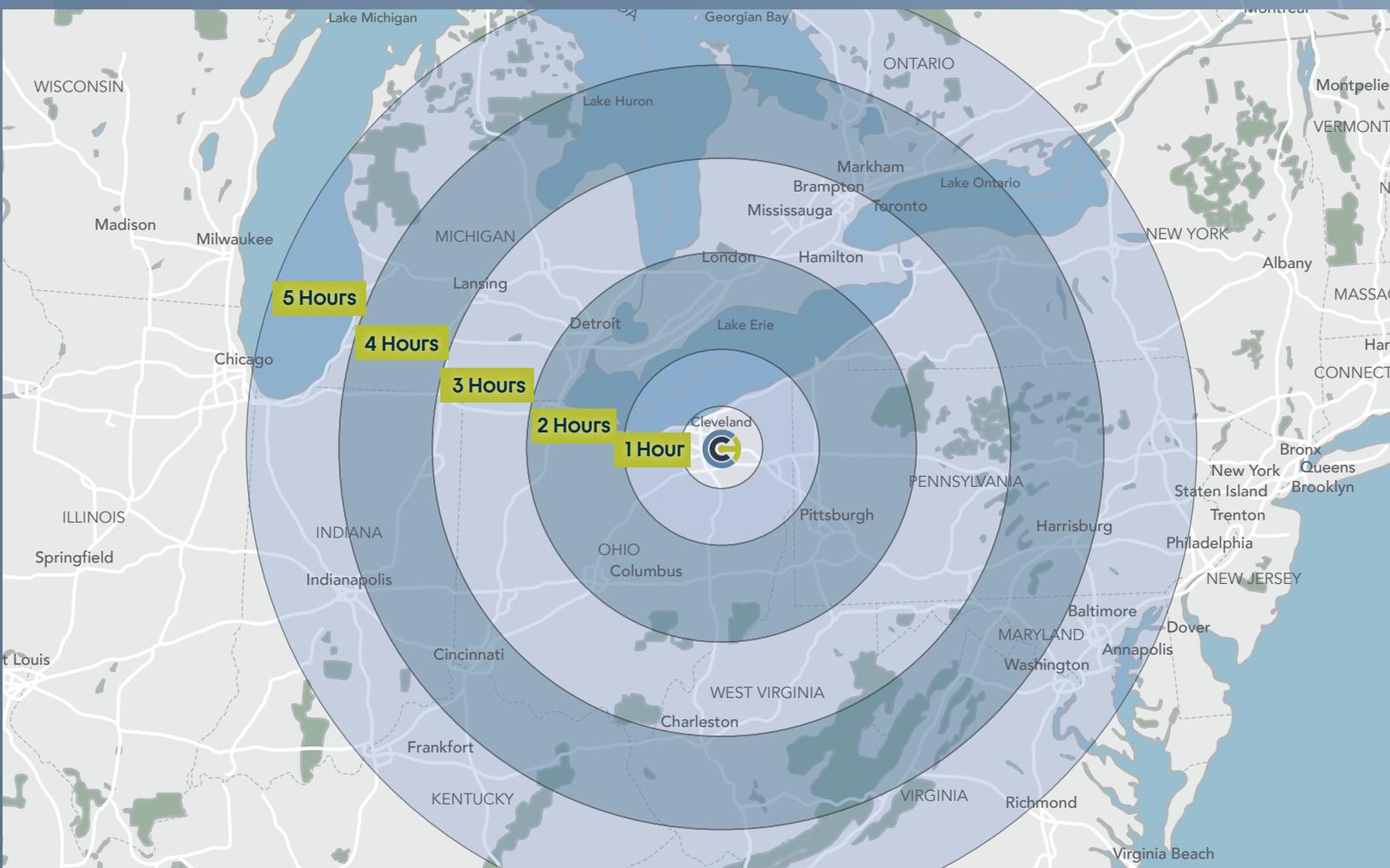
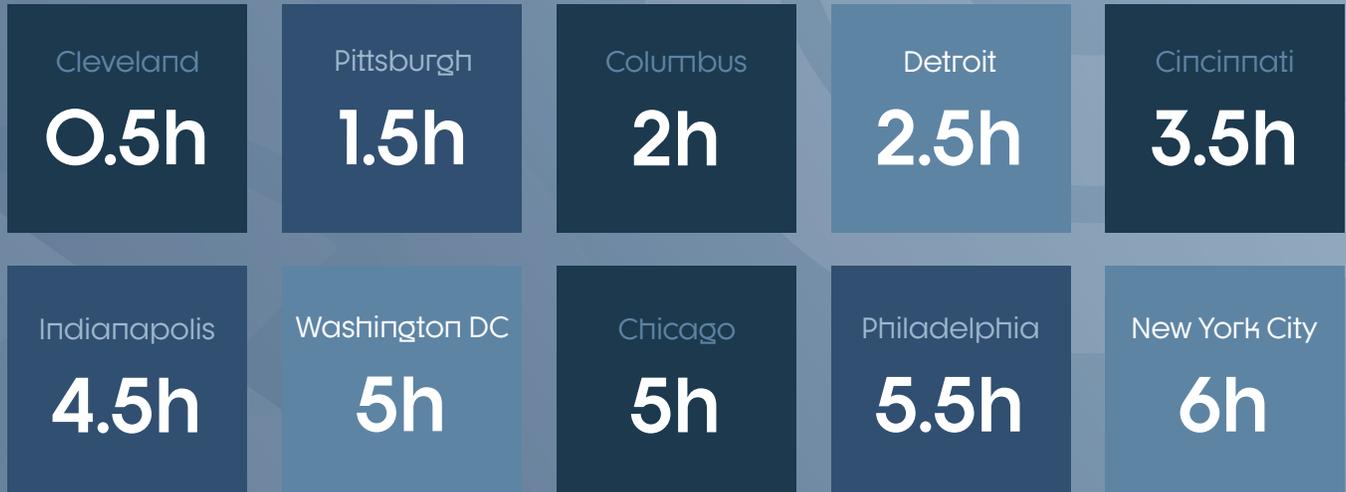
-  302 acres available divisible to 20 acres
-  Zoned Industrial
-  < 0.3 miles from I-80
-  Centrally located between CLE & Pitt
-  15 Year RE Tax abatement available
-  Dedicated labor pool available for logistics & manufacturing companies
-  Utilities available to the Site
 - Electrical - Up to 250 MW of power available
 - Natural Gas - Available for manufacturing & production uses
 - Water/Sanitary/Sewer - Available for commercial & industrial uses

Site Plan



A Regional Game Changer

Turnpike Commerce Center provides a key central location in the region with excellent proximity to both the **East Coast and Midwest**. Positioned along I-80, the building is easily accessible to two of the top three largest cities in the US - a five hour drive to Chicago and a six hour drive to New York City.





TurnpikeCommerceCenter.com

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